

**STAFF RECOMMENDATIONS FOR CODE CHANGES  
AT SEPTEMBER 6, 2018 PLANNING COMMISSION MEETING**

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**153.020 PLANNED UNIT DEVELOPMENT DISTRICT OR PUD DISTRICT**

A. Purpose. To encourage development of the Planned Unit Development (PUD) District as planned building groups by making possible greater variety, functionality, and diversification in the location and orientation of buildings and open spaces. It is further the purpose of Planned Unit Developments to serve at least three of the following purposes listed in §153.072.6.B of the City Code of Ordinances

B. Application Requirements. The application for planned unit development approval are listed in §153.072.6.B of the City Code of Ordinances.

C. ~~Limitation on~~ PUD application.

1. Applicability of Planned Unit Development Regulations. The requirements for a Planned Unit Development set forth in this Section are in addition to the conditional use procedures and standards of §153.070.
2. PUD Review Procedures/Approval Process. Planned developments will be reviewed in two phases: a preliminary development plan phase and a final development plan phase. §153.072.6.C.2 of the City Code of Ordinances describes the review and approval process. Pre-application review of the project before these phases is required. No building or other permit shall be issued for such development or part thereof until the Planning Commission has approved said development.
3. Findings for Project Approval. The Planning Commission shall approve a Planned Unit Development only if it finds that the Planned Unit Development will satisfy the criteria of 153.072.6.C.3 of the City Code of Ordinances.
4. Potential Uses allowed in the PUD District. The following uses are allowed in the PUD District if the Planning Commission considers them appropriate for the particular development being proposed and if other applicable standards are satisfied:

Uses Permitted: The following are uses permitted in the Planned Unit Development District:

LAND USE	COMMENTS & REFERENCES
Accessory Dwelling	
Accessory Structure	Includes sheds, storage buildings, residential garages
Apartments	Called "Multi-family dwellings/Complexes"
Appliance & Computer Repair	Including stereos, electronic equip., residential appliances
Beauty/Barber Shops & Salons	
Bed & Breakfast	
Bicycle Sales & Service	
Café, Restaurant (sit-down), Diner	
Caretaker, Watchman living on-site	
Child Care & Day Nursery	
Church, Religious Institution	
Complex, Multi-family (over 4 dwellings)	30% parking reduction for senior facilities
Condominium	State regulated
Driving Range	
Drug Store, Pharmacy	
Dwelling, Duplex	
Dwelling, Multi-family (incl. 3 & 4 plex)	
Dwelling, Single family	
Equestrian facilities	Subject to CCT Section 153.052
Feed Store, Agriculture supplies	Only as part of an equestrian facility
Florist	
Gallery, Studio	
General Retail	
Gift/Card Shop	
Golf Course	
Greenhouse	
Grocery Store, Deli, Market	
Gymnasium, Fitness Center, Spa	
Hardware	
Indoor Commercial Recreation	
Lodge, Club, Non-Profit/ Fraternal Organization	
Miniature Golf, "Pitch & Putt"	
Novelty, Specialty, Variety	Including music/art, electronic equip., sporting goods
Office	
Outdoor Commercial Recreation	
Park (public or private)	Playgrounds, recreation centers, pools, etc.
Parking Garage (private)	Private only: common area maintained by HOA
Pet Shop	
Plant Nursery	
Printing/Copying Shop	
Public Transportation Station	

Residential Use other than Ground Floor	
Residential Care Facility	Only permitted where Multi-family residents are allowed
Residential Care Home	Only permitted where Single-family residents are allowed
RV Park (public or private)	
RV Storage	For residential use only; HOA maintenance required
Schools (public or private)	
Single Family Manufactured Home	
Stable (public or private)	
Townhouse	
Utility Facility	

~~a. Single family dwellings, detached or attached, row houses, on individual lots or in cooperative or condominium ownership;~~

~~b. Duplexes and triplexes;~~

~~c. Multi-family housing developments;~~

~~d. Manufactured home, mobile house, or modular home;~~

~~e. Commercial uses supported mainly by residents of the planned development when such commercial uses require an area no larger than five percent of the area devoted to residential uses;~~

af. Industrial uses such as small-scale live-work industries supported mainly by residents of the planned development when such industrial uses are contained in a structure onsite and require an area no larger than five (5) percent of the area devoted to residential uses;

bg. Residential/Commercial mixed use developments;

ch. Urban Farming, Gardening, Animal Husbandry (meeting the requirements listed in 153.052);

di. Accessory Uses in the Planned Unit Development District. In addition to the accessory uses typical of the primary uses authorized, accessory uses approved as a part of the Planned Unit Development District may include the following uses:

1. Golf courses;
2. Private park, lake or waterway;
3. Recreation area (including trails);
4. Recreation building, club house or social hall;
5. Other accessory structures which the Planning Commission finds are designed to serve primarily the tenants of the Planned Unit Development, and are compatible to the design of the Planned Unit Development.

5. Density. Generally the density shall be 35 units per acre. The gross area of the PUD shall be used (total area including street dedications) to calculate the density of the PUD District. Areas of common use may be included in calculating allowable density.
6. Deviations to be authorized. The Planning Commission may authorize the design and approval of PUD's which deviate from the strict standards of this Code. The deviations shall be limited to the limitations, restrictions and design standards listed in §153.072.6.C.7 of the City Code of Ordinances.
7. Dimensional and Bulk Standards apply as listed in §153.072.6.C.8 of the City Code of Ordinances.
8. Common Areas. In the PUD District, 25 percent of the total land area shall be devoted to open space, in the form of yards, buffers, setbacks, common open areas, or recreational facilities. A portion of this area shall be common or shared open space. The open space requirements are listed in §153.072.6.C.9 of the City Code of Ordinances. The Planning Commission may increase or decrease the open space requirements depending on the particular site and the needs of the development.
9. Transportation. The requirements for transportation listed in §153.072.6.C.10 of the City Code of Ordinances shall apply in the PUD District.
10. Signs. All signs larger than eight (8) square feet within a planned development are subject to approval of the Planning Commission. The Planning Commission shall consider each such sign on its merits based on the aesthetic impact on the area, potential traffic hazards, and the need for the sign.
11. Compatibility with Adjacent Development. If topographical or other barriers near the perimeter of the development do not provide reasonable privacy for existing uses adjacent to the development, the Planning Commission shall require buildings in the planned development to be setback an adequate distance, as determined by the Planning Commission, from the perimeter and/or require an attractively designed and maintained buffer in the form of vegetation, fencing, walls, and/or berms.
12. Utility Easements. Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.
13. Control of the Development after Completion. The final development plan shall continue to control the Planned Unit Development after it is finished, as required by §153.072.6.C.16 of the City Code of Ordinances